

NOTICE OF DETERMINATION
for a MITIGATED NEGATIVE DECLARATION

TO: County Clerk
County of Placer
2954 Richardson Drive
Auburn, CA 95603

State Clearinghouse
P. O. Box 3044
Sacramento, CA 95812-3044

FROM: CITY OF ROSEVILLE
Escarlet Mar, Associate Planner
311 Vernon Street
Roseville, CA 95678

POSTED **MAR 24 2023**
Through _____
RYAN RONCO, COUNTY CLERK
By J. Kanza
Deputy Clerk

DATE: March 24, 2023 #23-060

SUBJECT: NOD FILING, AS REQUIRED BY CEQA (Public Resources Code Section 21152)

PROJECT TITLE: NIPA PCL 35 – Blue Oaks Retail Center Phase 2

FILED

PROJECT APPROVAL DATE: March 23, 2023

MAR 24 2023

STATE CLEARINGHOUSE NUMBER: 2023020687

CONTACT PERSON: Escarlet Mar, Associate Planner, (916) 774-5247

RYAN RONCO
COUNTY CLERK OF PLACER COUNTY
BY J. Kanza
DEPUTY

APPLICANT; OWNER; DEVELOPER: Andi Panagopoulos, Cunningham Engineering (Applicant); Roseville Blue Oaks Partners, LLC (Owner)

PROJECT LOCATION: 1480 Blue Oaks Boulevard, Roseville, Placer County, CA 95747 (APN 482-340-012-000)

SUMMARY PROJECT DESCRIPTION: The applicant requests a Conditional Use Permit, Design Review Permit, and a Tentative Subdivision Map for a ±8.40-acre commercial center. The project would include six (6) freestanding commercial buildings ranging between 950 and 13,200 square feet in size; two (2) of the commercial buildings are proposed with a drive-through user (i.e., a Chick-fil-A and Dutch Brothers), the remaining building tenants are unknown at this time. A Conditional Use Permit for the two (2) drive-through food pad users is proposed since the property is contiguous to residential zoned properties. The Design Review Permit would establish the design and colors of both the Chick-fil-A (Lot 2) and Dutch Brothers (Lot 4) buildings. The Tentative Subdivision Map as proposed would create a total of six (6) parcels.

DETERMINATIONS FOR MITIGATED NEGATIVE DECLARATION

This notice is to advise interested parties that the City of Roseville (Lead Agency) has approved and made the following determinations regarding the above-described project:

- An *Initial Study/Mitigated Negative Declaration* was prepared and adopted by the City of Roseville pursuant to the provisions of CEQA.
- As approved, the project will not have significant effects on the environment.
- Mitigation measures were made a Condition of Approval of the project and a Mitigation Monitoring and Reporting Program was adopted for this project.
- Findings and a Statement of Overriding Considerations were not adopted for the proposed project since significant and unavoidable impacts were not identified.

The environmental documentation and record of project approval may be examined at the City of Roseville, Development Services Department, 311 Vernon Street, Roseville, CA 95678; Monday–Friday, 8 a.m. to 4 p.m. (916-774-5276).

03/24/2023

DATE



Escarlet Mar, Associate Planner